099.0	0001	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	605,800 /	605,800
					USE VALUE:	605,800 /	605,800
					ASSESSED:	605,800 /	605,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOGGINS ELLEN MCGOWAN
Owner 2:	
Owner 3:	
Street 1:	38 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCOGGINS ELLEN MCGOWAN -
Owner 2:	SCOGGINS ANDREW T -
Street 1:	38 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,154 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1545 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6154.000	182,600		423,200	605,800
Total Card	0.141	182,600		423,200	605,800
Total Parcel	0.141	182,600		423,200	605,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.10 | /Parcel: 392.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 64389
GIS Ref:
GIS Ref:
Insp Date: 05/20/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	182,600	0	6,154.	423,200	605,800	605,800	Year End Roll	12/18/2019
2019	101	FV	167,200	0	6,154.	429,300	596,500	596,500	Year End Roll	1/3/2019
2018	101	FV	167,200	0	6,154.	320,400	487,600	487,600	Year End Roll	12/20/2017
2017	101	FV	167,200	0	6,154.	290,200	457,400	457,400	Year End Roll	1/3/2017
2016	101	FV	167,200	0	6,154.	278,100	445,300	445,300	Year End	1/4/2016
2015	101	FV	166,300	0	6,154.	235,800	402,100	402,100	Year End Roll	12/11/2014
2014	101	FV	155,200	0	6,154.	223,700	378,900	378,900	Year End Roll	12/16/2013
2013	101	FV	155,200	0	6,154.	212,800	368,000	368,000		12/13/2012

!8015!

PRINT

Date	Time
12/10/20	22:36:27

LAST REV

Date	Time
04/25/16	15:36:55

ekelly

USER DEFINED

Prior Id # 1:	64389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOGGINS ELLEN	51152-521		5/9/2008	Family	1	No	No		
MCGOWAN ROBERT	27291-358		2/11/1999	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2013	1405	Addition	20,000					
8/7/2006	656	Re-Roof	4,000			G8	GR FY08	
2/27/2006	123	Redo Bat	4,000			G8	GR FY08	
1/19/2004	21	New Wind	9,010					14 RPLMNT

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	Measured	PC	PHIL C
4/3/2009	Inspected	189	PATRIOT
3/26/2009	Measured	197	PATRIOT
3/17/2006	Permit Visit	BR	B Rossignol
1/19/2005	Permit Visit	BR	B Rossignol
12/2/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6154		Sq. Ft.	Site		0	70.	0.98	5									423,233						423,200	

Total AC/HA: 0.14128 | Total SF/SM: 6154 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,233 | Spl Credit | Total: 423,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248139
Depreciation:	65509
Depreciated Total:	182631

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

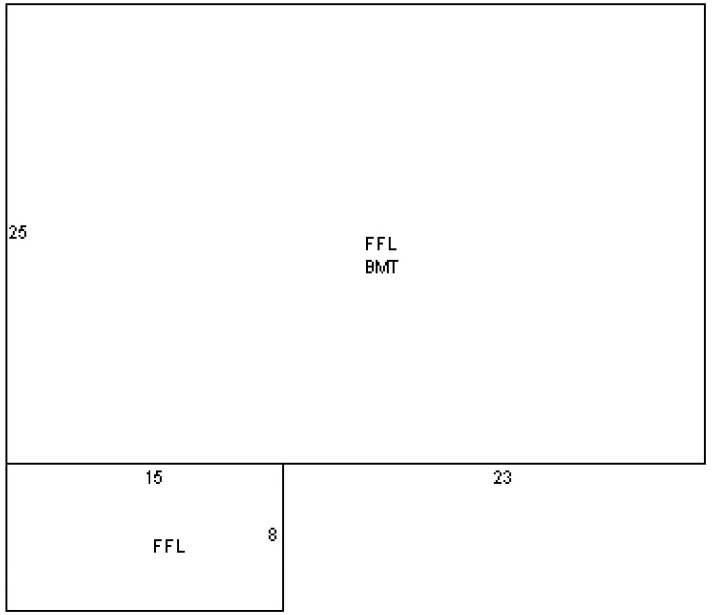
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	90.40
Final Total:	182600	Val/Su SzAd	170.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,070	128.240	137,214
BMT	Basement	950	50.970	48,426

Net Sketched Area:	2,020	Total:	185,640

Size Ad	1070	Gross Are	2020	FinArea	1545

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	